



Appendix F Limitations and Qualifications

This report is prepared for the exclusive use of:

City of Duluth

Barr performed this Assessment in conformance with the American Society for Testing and Materials (ASTM) Practice E 1527-00. Special terms, conditions, limitations, and exceptions that apply to the Assessment are described in the pages that follow:

 4/2/04
Environmental Professional, Project Manager (Date)

 4/2/04
Environmental Professional (Date)

Special Terms and Conditions

The purpose of this report is to aid in the environmental assessment of the Property and not to evaluate the structural condition of the buildings or other features of the Property. Except as identified in the Limitation and Exceptions of Assessment section below, no intentional deviations from the Practice were made in preparing this report.

Barr has performed its work in a manner consistent with the care and skill ordinarily exercised by members of the environmental profession under similar budget and time constraints. Within this context, Barr assumes responsibility for its own observations, along with its interpretation of the information gathered. No other warranty is made or intended.

Because Barr was not retained to verify information, Barr assumes no responsibility for the accuracy of information that it obtained from other sources' including, without limitation, regulatory and government agencies, persons knowledgeable about the Property, and vendors of public data. To the extent that Barr does not identify contamination or potential sources of contamination to the Property in this report, Barr's conclusions in the report are not representations that the Property is free of contamination. The Property may have contamination that was not discovered due to the scope of this investigation or other circumstances. Under no circumstances can Barr represent or warrant that hazardous or toxic materials do not exist on the Property.

Limitations and Exceptions of Assessment

The following limitations and exemptions are associated with the Assessment (check all that apply):

- ☒ Acquisition and review of recorded land title information and information regarding the presence of environmental liens were not within the scope of the Assessment.
- ☒ Data gaps of greater than five years in historical documentation are present. These data gaps are for the following time periods:

| Date Range | Property Changes |
|---------------|---|
| Prior to 1884 | Historical documentation was not readily ascertainable; therefore, changes in general Property land-uses are unknown. |
| 1881-1895 | General Property land-uses did not change during this period. |
| 1895-1908 | General Property land-uses did not change during this period. |
| 1908-1923 | General Property land-uses did not change during this period. |

Company Information

Barr provides a wide range of engineering and scientific consulting services. Barr traces its origins to the early 1900s, and was incorporated as an employee-owned firm in 1966. Our company, which is based in Minneapolis, has gained the confidence of clients throughout the upper Midwest and the nation, including industries, utilities, law firms, and all levels of government.

In the past ten years, Barr has acquired A.W. Mathews Engineering, a Hibbing, Minnesota, company providing design services to industry for more than 40 years and Environmental Concepts, Inc., a Jefferson City, Missouri, company providing technical and regulatory services to public and private clients. Barr also has branch offices in Duluth, Minnesota and Ann Arbor, Michigan. In addition, Barr has formalized partnerships with firms in Marquette, Michigan and Walla Walla, Washington. These additions have strengthened our ability to meet the total engineering and environmental needs of our clients. Drawing upon skills in more than two dozen technical areas, our staff are able to form multidisciplinary teams to meet those needs in the areas of:

- Solid and hazardous waste management and site remediation
- Water resources management
- Environmental management
- Air quality
- Process and materials handling
- Facilities and infrastructure engineering
- Information technology

Barr employs approximately 300 engineers, scientists, and support staff in the following disciplines:

| Engineering/Design | Science | Support Services |
|--------------------|---------------------|------------------------|
| Agricultural | Atmospheric Science | Accounting |
| Architectural | Biology | Computer Science |
| Chemical | Biochemistry | Drafting/Graphics |
| Civil | Chemistry | Field Operations |
| Electrical | Data QA/QC | Laboratory Operations |
| Environmental | Epidemiology | Library Science |
| Geologic | Forestry | Information Management |
| Geotechnical | Geochemistry | Public Relations |
| Hydraulic | Geology | Surveying |
| Hydrologic | Geophysics | Technical Writing |
| Mechanical | Hydrogeology | Word Processing |
| Structural | Industrial Hygiene | |
| Water Resources | Public Health | |
| | Soil Science | |
| | Toxicology | |

Barr uses a project team approach that matches our expertise with the unique requirements of each project. Directed by an experienced project manager, the teams are created with staff chosen specifically to meet the client's needs in terms of schedule, budget, and technical approach. Overall responsibility for each project is maintained by an officer of the company. Barr uses state-of-the art computer and data processing systems to manage and monitor budgets, staff workloads, and billings for all projects.

Quality control on each project is the responsibility of every member of the project team. Reports, designs, and specifications are prepared to meet the client's requirements. Barr's quality assurance program includes:

- Obtaining clear and complete understanding of the client's needs
- Communication among team members and with the client as work progresses
- Peer review as the work progresses
- Evaluation of completed documents for technical accuracy and cost-effectiveness

Barr has proven its ability to complete complex projects on time, within budget, with a high degree of quality' and with the appropriate technical approach.

Qualifications and Experience—Site Assessments

Barr conducts environmental assessments for a wide variety of clients involved in property and business transactions. Clients include mortgagors, attorneys, developers, and private and public parties interested in selling, purchasing, or redeveloping property.

Barr has specialized in the investigation and design of remedial actions for contaminated sites since the early 1970s. Our company has completed hundreds of site investigations, feasibility studies, and remedial action designs. This experience includes work on most of the larger contaminated sites in Minnesota as well as numerous smaller sites. Barr has been a primary consultant on about two-thirds of the EPA National Priority List sites in Minnesota and has been involved in either a primary or secondary role on about half of the sites listed by the state of Minnesota. Barr's work on virtually all of these sites has been on behalf of potentially responsible parties. We have worked on contaminated sites in many other states as well.

Many projects are initiated by clients who are buying or selling property or who are required to conduct an environmental assessment for financing purposes. Other projects are initiated by clients who suspect that contamination may be present on a site. Still other projects are in response to orders from regulatory agencies. Many of these projects involve a state voluntary cleanup program. Barr works for clients in both the public and private sectors, and clients range from major industries such as 3M, Champion International and Northern States Power Company to state and federal agencies such as the U.S. Air Force and the Minnesota Department of Transportation.

Barr has worked on a variety of properties, including:

- Steel and coke manufacturing
- Wood treating
- Petroleum refining
- Manufacturing (paint waste/spent solvents)
- Coal gasification
- Mining and mineral processing
- Petroleum product storage (above and below ground)
- Metal plating
- Scrapyards
- Landfills
- Fly and bottom ash
- Permitted and nonpermitted waste disposal facilities

Barr staff is familiar with a wide range of industrial practices because we provide environmental and waste management consulting to many industries.

